

PLANNING BOARD AGENDA

TUESDAY, JULY 21, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

NEW BUSINESS

- 1 . SITE DEVELOPMENT PLAN
(Continued from 7/7/15
Meeting.)**

**100 – 101 First Street – Bangor
Housing Development Corporation**

Site Development Plan approval to construct a 35,260 sq. ft. 24-unit apartment building at 100 and 101 First Street in a Contract Multi-Family & Service District. Bangor Housing Development Corporation, applicant.

- 2. PLANNING BOARD
REVIEW**

Planning Board Consideration of Findings of Fact – TJS Realty LLC/Paradis Realty LLC – Grandview Estates Project.

APPROVAL OF MINUTES

- 3. PLANNING BOARD APPROVAL**

Planning Board Approval of Minutes

MISCELLANEOUS BUSINESS

- 4. PLANNING BOARD REVIEW**

Planning Board Review of Correspondence and Other Communications from the Planning Office.

Jun 05, 2015 - 3:24pm
1:\5101-3800\051210 BHA First Street Apartments\2 Design\Drawings\151210-SP101.dwg Josh Burke

SECOND STREET PARK

(See Plan Reference 2C)

1) ORGANIZATION OF THE BUILDING FACADE TO MIMIC THE DESIGN FEATURES AND SCALE OF DETACHED RESIDENCES BY:

- A) DEVELOPMENT OF MULTIPLE BUILDING ENTRANCES - THE BUILDING HAS 5 ENTRANCE LOCATIONS.
- B) PORCHES AND OTHER COVERED ENTRANCE ELEMENTS - SEVERAL PORCHES HAVE BEEN PROVIDED ALONG THE FRONT TO THE BUILDING.
- C) ARRANGEMENT OF ENTRANCES AND FENESTRATION AROUND MULTIPLE CENTERS ACROSS THE BUILDING ELEVATION THAT ARE COORDINATED WITH THE BREAKDOWN OF THE BUILDING MASSING: THE BUILDING FACADE HAS BEEN DESIGNED TO PRESENT AS 4 SMALLER GABLE END HOUSE ELEVATIONS, SIMILAR IN SCALE TO EXISTING HOMES ON THE STREET.

D) GABLE-END FACADE ELEMENTS THAT ARE SUGGESTIVE OF THE VERNACULAR CONCEPT OF "HOUSE". THE BUILDING FACADE HAS BEEN DESIGNED TO PRESENT AS 4 SMALLER GABLE END HOUSE ELEVATIONS, SIMILAR IN SCALE TO EXISTING HOMES ON THE STREET.

2) VARIED ROOF LINES WITH GENERALLY SLOPING OR PITCHED ROOFS TO SUGGEST A SERIES OF CLOSELY PLACED BUT SEPARATE BUILDINGS. - THE BUILDING FACADE HAS BEEN DESIGNED TO PRESENT AS 4 SMALLER GABLE END HOUSE ELEVATIONS, SIMILAR IN SCALE TO EXISTING HOMES ON THE STREET. THE ROOF PITCH IS 5/12.

3) USE OF LANDSCAPING ELEMENTS (SPECIFICALLY, FOUR STREET TREES) TO SUPPORT THE SUBDIVISION OF THE BUILDING FACADE INTO SMALLER, RESIDENTIAL SCALED SECTIONS. IN ADDITION TO THE FOUR STREET TREES REQUIRED, SIGNIFICANT PLANTING BUFFERS HAVE BEEN PROVIDED ALONG ALL PROPERTY LINES AS REQUIRED FOR LAND DEVELOPMENT PERMITTING. SEE PLANTING PLAN FOR LOCATION AND PLANTING INFORMATION.

LAYOUT NOTES:

- SEE NOTES L1 THROUGH L3 ON SHEET C-001 FOR ADDITIONAL LAYOUT INFORMATION.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- COORDINATE ALL SIDEWALK LOCATIONS WITH ARCH. AND STRUCTURAL DRAWINGS TO VERIFY NEW EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.
- REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.
- SEE SHEET CU101 FOR ADDITIONAL INFORMATION RELATED TO THE LAYOUT OF SITE LIGHTS AND UTILITY POLES AND THEIR RESPECTIVE CONDUIT AND WIRING. COORDINATE LAYOUT WITH THE ELECTRICAL CONTRACTOR.

LEGEND

EXISTING	PROPOSED
	EXTERIOR DOOR
	UTILITY POLE/GUY WIRE
	STREET LIGHTING
	BUILDING LIGHTING
	TRANSFORMER PAD
	DUMPSTER
	SEWER MANHOLE
	WATER SHUTOFF / GATE VALVE
	CATCH BASIN
	FIRE HYDRANT
	SIGN
	FENCING
	PAVEMENT
	SIDEWALK
	USABLE OPEN SPACE
	VERTICAL CURB
	SLOPED CURB
	GEO BLOCK RETAINING WALL
	PROPERTY SETBACK
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	TREE LINE

PERMITTING DATA (LOT #1 & #2)

ITEM	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT SETBACK	10.00'	42.06'
SIDE SETBACK	10.00'	29.97'
REAR SETBACK	10.00'	35.00'
PARKING SETBACK		
FRONT SETBACK	6.00'	6.00'
SIDE SETBACK	5.00'	20.08'
REAR SETBACK	5.00'	75.09'
BUILDING HEIGHT	45'-0"	45'-0"
PARKING SPACES	24*	25
H.C. PARKING SPACES	1	1
LOT SIZE	29,500 SF.	51,205 SF.
MAX. LOT COVERAGE	40%	17%
MINIMUM USABLE OPEN SPACE	40%	43%**
MAX. FLOOR AREA RATIO	1	.68

* PARKING COUNT BASED ON GOVERNMENTAL SUBSIDIZED LOW-INCOME HOUSING
** MINIMUM USABLE OPEN SPACE CALCULATION BASED ON LOT #1 AREA ONLY (39,904 SF.)

LOT DATA (LOT #1 & #2)

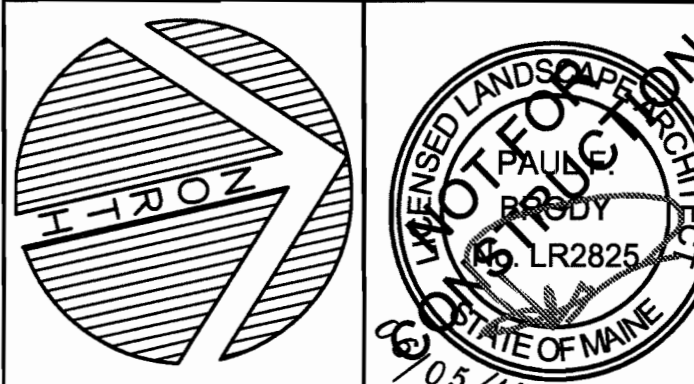
ZONE:	CONTRACT M&SD
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI FAMILY DWELLING (GOVERNMENTAL SUBSIDIZED LOW-INCOME HOUSING)
LOT SIZE:	51,205 SF.
TAX MAP #:	35
LOT #:	148 & 171
PRE DEVELOPMENT IMPERVIOUS AREA:	17,190 SF.
POST DEVELOPMENT IMPERVIOUS AREA:	21,612 SF.
NET CHANGE:	4,422 SF.
NET DISTURBED AREA:	48,488 SF.

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APPROVAL DRAWINGS

04.21.15

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BHA FIRST STREET APARTMENTS

PROJECT: BANGOR, MAINE

SITE LAYOUT & MATERIALS PLAN

SHEET TITLE:	379210-SP101.DWG
WBRC CAD FILE:	3792.10
PROJECT No.	3792.10
SCALE:	1"=20'
PM:	PFB
DRAWN BY:	JWB
DATE OF RECORD:	PFB
SHEET No.	CP101

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ARS	3	Acer rubrum 'Red Sunset'	Red Sunset Maple	B & B	2.5" - 3" Cal.	
ASC	6	Acer saccharum 'Commemoration'	'Commemoration' Sugar Maple	B & B	2.5" - 3" Cal.	
QRB	6	Quercus rubra 22' O.C.	Red Oak	B & B	2.5" - 3" Cal.	
TCG	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5" - 3" Cal.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PAB	13	Picea abies 12' O.C.	Norway Spruce	B & B		6'-7' H
PDM	6	Pinus mugo mugo	Dwarf Mugo Pine	B & B		4'-5' H
PNS	20	Pinus strobus 10' O.C., Limb to 3'	White Pine	B & B		7'-8' H
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
FNS	8	Forsythia hybrids 'Northern Sun' 6' O.C.	Northern Sun Forsythia	B & B		
RRA	6	Rosa rugosa alba 3' O.C.	White Rugosa Rose	B & B		
SBG	11	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	5 gal		
SVH	1	Spiraea x vanhouttei 'Renaissance'	Vanhoutte Spirea	B & B		
VIB	3	Viburnum x burkwoodii	Burkwood Viburnum	B & B		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JCP	12	Juniperus chinensis 'Pfitzeriana Compacta' 3.5' O.C.	Compacta Pfitzer	3 gal		
JCS	44	Juniperus chinensis 'Sea Green' 6' O.C.	Sea Green Juniper	5 gal		
RPJ	5	Rhododendron azalea 'PJM'	PJM Rhododendron	5 gal		
RCA	8	Rhododendron catawbiense 'Aglo'	Aglo Rhododendron	3 gal		

SECOND STREET PARK
(See Plan Reference 2C)

PLANTING NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 10 DAYS PRIOR TO DELIVERY OF PLANT MATERIAL TO SITE.
2. PLANT MATERIAL DELIVERED BUT NOT PLANTED WITHIN 6 DAYS OF DELIVERY IS TO BE HEeled IN & PROTECTED FROM DIRECT SUNLIGHT. PLANTS ARE TO BE WATERED & MULCHED WITH STRAW DURING HOLDING PERIOD.
3. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
4. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. PLANT ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEY DID AT THE NURSERY. DO NOT SET ROOT BALLS MORE THAN 1" ABOVE FINISH GRADE.
5. PLANT BED EDGES ARE TO BE SHARP, CLEAN & CONSISTENT WITH SURROUNDING GRADES. DO NOT MOUND MULCH BEDS.
6. PLANT PITS ARE TO BE DUG 3 TIMES THE DIAMETER OF THE ROOT BALL OF THE PLANT.
7. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
8. REFER TO SHEET LP101 FOR PROJECT PLANT LIST.
9. REFER TO DETAILS A1, A5, A10 & E1 ON SHEET L501 FOR PLANTING INFORMATION PRIOR TO COMMENCING PLANT INSTALLATION.
10. REFER TO THE PROJECT SPECIFICATIONS FOR IMPORTANT PLANTING INFORMATION PRIOR TO COMMENCING PLANT INSTALLATION.
11. COORDINATE ALL PLANTING WITH FINISH GRADING AND SEEDING. PLANTING SHOULD BE COMPLETED AFTER ROUGH GRADING AND PRIOR TO SEEDING.
12. LOCATE & VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING & REPORT ANY CONFLICTS TO THE ENGINEER.
13. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, & CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
14. ALL PLANT BEDS ARE TO RECEIVE 3" OF SHREDDED BARK MULCH AS NOTED ON PLAN & SPECIFIED.
15. ALL DISTURBED AREAS ARE TO BE LOAMED W/ 6" DEPTH TOPSOIL & SEEDLED UNLESS SPECIFIED. ALL AREAS TO BE SEEDLED SHALL RECEIVE SOIL PREPARATION AS SPECIFIED PRIOR TO SEEDING, UNLESS OTHERWISE NOTED ON PLAN.
16. APPLICATION RATE SHALL BE THE SAME AS FOR THE PERMANENT MIXTURE, AS SHALL BE THE APPLICATION RATE FOR FERTILIZER, LIME & MULCH.
17. SHOULD THE CONSTRUCTION SEQUENCE BE SUCH THAT THE PERMANENT SEEDING CANNOT BE MADE AT LEAST 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS DORMANT SEEDLINGS IMMEDIATELY AFTER THE FIRST KILLING FROST, WINTER RYE SHALL BE USED AS A TEMPORARY PLANTING.
18. THE CONTRACTOR SHALL RESEED ANY AREAS WHICH HAVE NOT ESTABLISHED AN ACCEPTABLE CATCH (>80%) OF GRASS WITHIN A REASONABLE TIME (2 MOWINGS).
19. IN AREAS WHERE TREES ARE NOTED TO REMAIN, CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO TREES TO REMAIN, INCLUDING, BUT NOT LIMITED TO INSTALLATION OF TEMPORARY FENCING.

EXISTING	LEGEND	PROPOSED
	EXTERIOR DOOR	
	UTILITY POLE/GUY WIRE	
	STREET LIGHTING	
	BUILDING LIGHTING	
	TRANSFORMER PAD	
	DUMPSTER	
	SEWER MANHOLE	
	WATER SHUTOFF / GATE VALVE	
	CATCH BASIN	
	FIRE HYDRANT	
	SIGN	
	FENCING	
	PAVEMENT	
	SIDEWALK	
	VERTICAL CURB	
	SLOPED CURB	
	GEO BLOCK RETAINING WALL	
	PROPERTY SETBACK	
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	TREE LINE	

20' WIDE C2 BUFFER YARD (40' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(1) DECIDUOUS TREES (2) EVERGREEN TREES (7) SHRUBS	EXISTING VEGETATION

20' WIDE C2 BUFFER YARD (50' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(1) DECIDUOUS TREES (2) EVERGREEN TREES (8) SHRUBS	(2) DECIDUOUS TREES (2) EVERGREEN TREES (11) SHRUBS

6' WIDE A2 BUFFER YARD (67' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(2) DECIDUOUS TREES (3) EVERGREEN TREES (7) SHRUBS	(4) DECIDUOUS TREES (3) EVERGREEN TREES (10) SHRUBS

6' WIDE A2 BUFFER YARD (73' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(2) DECIDUOUS TREES (3) EVERGREEN TREES (8) SHRUBS	(2) DECIDUOUS TREES (3) EVERGREEN TREES (8) SHRUBS

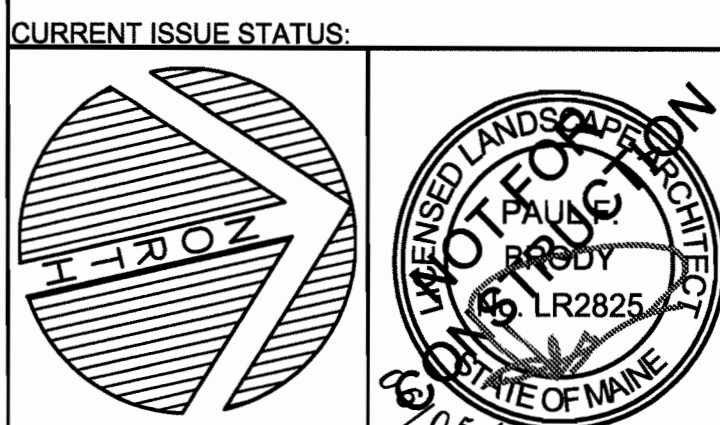
20' WIDE C2 BUFFER YARD (60' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(2) DECIDUOUS TREES (3) EVERGREEN TREES (10) SHRUBS	(2) DECIDUOUS TREES (3) EVERGREEN TREES (13) SHRUBS

6' WIDE A2 BUFFER YARD (50' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(1) DECIDUOUS TREES (2) EVERGREEN TREES (5) SHRUBS	(1) DECIDUOUS TREES (3) EVERGREEN TREES (5) SHRUBS

20' WIDE C2 BUFFER YARD (113' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(3) DECIDUOUS TREES (5) EVERGREEN TREES (19) SHRUBS	(3) DECIDUOUS TREES (6) EVERGREEN TREES (19) SHRUBS

20' WIDE C2 BUFFER YARD (108' LONG)	
REQUIRED PLANTS	PROPOSED PLANTS
(3) DECIDUOUS TREES (5) EVERGREEN TREES (18) SHRUBS	(4) DECIDUOUS TREES (5) EVERGREEN TREES (28) SHRUBS

APPROVAL DRAWINGS
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